

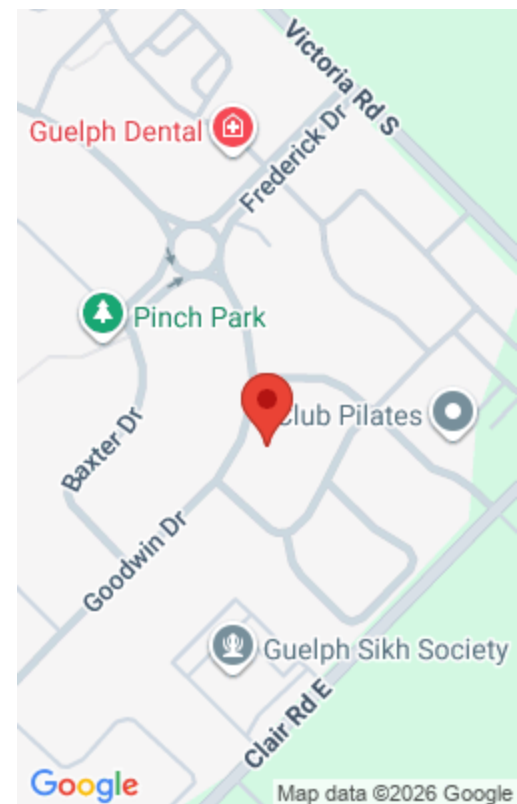
## 237 GOODWIN DR, GUELPH, ON N1L 0K1, CANADA

<https://gtarealestates.com>

\*\*\* LEGAL ACCESSORY APARTMENT - FULL RENTAL BASEMENT POTENTIAL \*\*\* Welcome to this stunning 4-bedroom, 4-bathroom home in one of Guelph's most sought-after neighborhoods, Westminster Woods. Offering the perfect blend of modern comfort, functional design, and a prime location, this home is ideal for families and investors alike. Step through the elegant double doors into a...

**\$1,259,900**

- 6 beds
- 4 baths
- Single Family
- Single Family
- 2500 - 3000 sq ft



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## Rooms & Units Descr



**RoomType1:** Family room  
**RoomLength1:** 7.8  
**RoomDimensions1:** 7.8 m X 4.33 m  
**RoomLevel2:** Second level  
**RoomWidth2:** 4.3  
**RoomType3:** Bedroom 2  
**RoomLength3:** 3.38  
**RoomDimensions3:** 3.38 m X 2.78 m  
**RoomLevel4:** Second level  
**RoomWidth4:** 3.66  
**RoomType5:** Bedroom 4  
**RoomLength5:** 3.93  
**RoomDimensions5:** 3.93 m X 3.66 m  
**RoomLevel6:** Second level  
**RoomWidth6:** 2.04  
**RoomType7:** Kitchen  
**RoomLength7:** 4.99  
**RoomDimensions7:** 4.99 m X 6.03 m  
**RoomLevel8:** Basement  
**RoomWidth8:** 3.41  
**RoomType9:** Exercise room  
**RoomLength9:** 2.78  
**RoomDimensions9:** 2.78 m X 3.07 m  
**RoomLevel10:** Basement  
**RoomWidth10:** 6.03  
**RoomType11:** Kitchen  
**RoomLength11:** 5.21  
**RoomDimensions11:** 5.21 m X 3.39 m  
**RoomLevel12:** Main level  
**RoomWidth12:** 3.39  
**RoomType13:** Living room  
**RoomLength13:** 8.01  
**RoomDimensions13:** 8.01 m X 4.05 m

**RoomLevel1:** Second level  
**RoomWidth1:** 4.33  
**RoomType2:** Primary Bedroom  
**RoomLength2:** 3.99  
**RoomDimensions2:** 3.99 m X 4.3 m  
**RoomLevel3:** Second level  
**RoomWidth3:** 2.78  
**RoomType4:** Bedroom 3  
**RoomLength4:** 3.04  
**RoomDimensions4:** 3.04 m X 3.66 m  
**RoomLevel5:** Second level  
**RoomWidth5:** 3.66  
**RoomType6:** Laundry room  
**RoomLength6:** 1.59  
**RoomDimensions6:** 1.59 m X 2.04 m  
**RoomLevel7:** Basement  
**RoomWidth7:** 6.03  
**RoomType8:** Bedroom 5  
**RoomLength8:** 2.89  
**RoomDimensions8:** 2.89 m X 3.41 m  
**RoomLevel9:** Basement  
**RoomWidth9:** 3.07  
**RoomType10:** Recreational, Games room  
**RoomLength10:** 4.99  
**RoomDimensions10:** 4.99 m X 6.03 m  
**RoomLevel11:** Main level  
**RoomWidth11:** 3.39  
**RoomType12:** Eating area  
**RoomLength12:** 2.99  
**RoomDimensions12:** 2.99 m X 3.39 m  
**RoomLevel13:** Main level  
**RoomWidth13:** 4.05



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## Location Details

**City:** Guelph (Pineridge/Westminster Woods)

**Province:** Ontario

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## Property Details

**SubdivisionName:** Pineridge/Westminster Woods

**Stories:** 2

**Levels:** 2

**FrontageLength:** 33 ft ,4 in

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## Property Features

**Flooring:** Ceramic,Vinyl,Hardwood

**HeatingFuel:** Natural gas

**Cooling:** Central air conditioning

**OpenParkingYN:** False

**AttachedGarageYN:** False

**FireplacesTotal:** 1

**ViewYN:** False

**Sewer:** Sanitary sewer

**Heating:** Forced air

**CoolingYN:** True

**ParkingTotal:** 4

**GarageYN:** True

**CarportYN:** False

**PoolYN:** False

**WaterfrontYN:** False

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## Courtesy of

**OfficeName:** RE/MAX REAL ESTATE CENTRE INC.

**Office ID:** 280835

**ListAOR:** Toronto Regional Real Estate Board

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## Building Details

**ParkingTotal:** 4

**Sewer:** Sanitary sewer

**Heating:** Forced air



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## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** No

**CarportYN:** No

**CoolingYN:** Yes

**Total Fireplaces:** 1

**OpenParkingYN:** No

**GarageYN:** Yes

**PoolYN:** No

**Cooling:** Central air conditioning

